



PLANNING MANAGER DECISION

DATE: January 12, 2016

FILE NO.: WRG-15-04 MIS-15-07

REQUEST: Request for a Flood Management Area (FMA) permit and Willamette and Tualatin River Protection (WRG) permit for an Accessory Dwelling Unit (ADU) at 2280 Volpp Street

PLANNER: Peter Spir, Associate Planner

 Planning Manager

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GENERAL INFORMATION

OWNER: Scott Bradford
2280 Volpp Street
West Linn, OR 97068

APPLICANT: Jon Bradford
2280 Volpp Street
West Linn, OR 97068

SITE LOCATION: 2280 Volpp Street

SITE SIZE: 24,845 square feet

LEGAL DESCRIPTION: Assessor's Maps and Tax Lot – 31E02AC 1203

COMP PLAN DESIGNATION: Low Density Residential

ZONING: R-10, Single-Family Residential Detached

APPROVAL CRITERIA: Community Development Code (CDC) Chapters 11, 27, and 28

120-DAY RULE: The application was declared complete on December 7, 2015. The 120-day period ends on March 25, 2016.

PUBLIC NOTICE: Notice was mailed to property owners within 500 feet of the subject property and all Neighborhood Associations on December 10, 2015. A sign was placed on the property on December 15, 2015. The notice was also posted on the City's website. Therefore, public notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

A portion of the property 2280 Volpp Street is located within the 100-year floodplain; therefore, a Flood Management Area permit is required per CDC Chapter 27 to construct an ADU. A WRG permit is also required because the property falls within the WRG boundary. The property is zoned R-10 and located in the Willamette Neighborhood.

The proposed ADU comprises 996 square feet in a single story design with a foundation designed by a licensed professional engineer. The applicant has provided an elevation certificate for the proposed building footprint and will provide another, once the building is in place, to demonstrate that the finished floor will be at least one foot above the base flood elevation of 75.1 feet.

The applicable CDC Chapters include:

- Chapter 11, Single-Family Residential Detached R-10
- Chapter 27, Flood Management Areas
- Chapter 28, Willamette and Tualatin River Protection
- Chapter 34, Accessory Structures, Accessory Dwelling Units and Accessory Uses

Public comments:

Staff received no written comments.

DECISION

The Planning Manager (designee) approves this application (WRG-15-04 MIS-15-07), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, 2) supplementary staff findings included in the Addendum below, and 3) the addition of conditions of approval below. With these findings, the applicable approval criteria are met. The conditions are as follows:

1. Elevation Certificate. The applicant shall submit a signed Elevation Certificate to the Planning Department to demonstrate that all the structural elements of the finished floor will be at least one foot above the base flood elevation of 75.1 feet before the city will approve a framing/installation permit for the ADU.
2. Floodplain displacement. The applicant's engineer shall provide a "no rise" certification that confirms that the proposed design has adequate venting ("one for one") that automatically equalizes flood levels so that encroachment into the floodway fringe will not result in a significant increase in the flood levels.

3. Foundation Wall Design. The applicant shall construct the foundation per the Engineer's stamped plan.
4. Private Utility Service. The applicant will be required to upgrade the water meter and line to ¾ inch size (depending on fixture count) and the sanitary sewer private line will be increased to four inches prior to occupancy permits being issued.

The provisions of the Community Development Code Chapter 99 have been met.

Peter Spir

Peter Spir, Associate Planner

January 12, 2016

DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of the mailing date listed below. The cost of an appeal is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to the date identified in the public notice. Appeals will be heard by City Council.

Mailed this 12th day of January, 2016.

Therefore, the 14-day appeal period ends at 5 p.m., on January 26, 2016.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
WRG-15-04 MIS-15-07**

Staff recommends adoption of the findings for approval contained within the applicant's submittal, with the following additions:

CHAPTER 11, SINGLE-FAMILY RESIDENTIAL DETACHED R-10

11.030 Permitted Uses

The following are uses permitted outright in this zoning district

1. *Single-family detached residential unit.*

Staff Finding 1: The property contains one single-family detached residential home which is permitted per this criteria. The purpose of the application is to construct/install an Accessory Dwelling Unit (ADU) which is allowed per 11.040 below. The criterion is met.

11.040 ACCESSORY USES

Accessory uses are allowed in this zone as provided by Chapter [34](#) CDC.

Staff Finding 2: The applicant proposes to place an ADU on the property. ADUs are permitted in this R-10 zone consistent with the provisions and design standards of CDC Chapter 34.

11.070 Dimensional Requirements, Uses Permitted Outright and Uses Permitted Under Prescribed Conditions

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

1. *The minimum lot size shall be 10,000 square feet for a single-family detached unit.
(...)*

5. *Except as specified in CDC [25.070\(C\)](#) (1) through (4) for the Willamette Historic District, the minimum yard dimensions or minimum building setback area from the lot line shall be:*

- a. *For the front yard, 20 feet; except for steeply sloped lots where the provisions of CDC [41.010](#) shall apply.*
- b. *For an interior side yard, seven and one-half feet.*
- c. *For a side yard abutting a street, 15 feet.*
- d. *For a rear yard, 20 feet.*

Staff Finding 3: The property comprises 24,845 square feet which exceeds the minimum lot size of the R-10 zone. The applicant proposes to place the ADU 25 feet from 8th Street which

meets the side street setback of 15 feet. The rear setback will be 80 feet and the side setback will be 65 feet. The ADU will be behind the principal structure/house, 105 feet from the front property line.

6. *The maximum building height shall be 35 feet, except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.*

Staff Finding 4: The proposed ADU will be 14 feet tall from grade which meets the 35 foot height requirements of the R-10 zone and the 18 foot height limit of Chapter 34: ADUs. These criteria are met.

7. *The maximum lot coverage shall be 35 percent.*

Staff Finding 5: The lot is 24,845 square feet. The existing house (3,265) and ADU (996) have a combined square footage of 4,361 square feet for a lot coverage of 17.5 percent, which is below the maximum 35 percent allowed. The criterion is met.

(...)

9. *The floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.*

(...)

Staff Finding 6: The lot is 24,845 square feet so the FAR is 11,180 square feet (24,845 X .45). The habitable space of the house and proposed ADU will comprise 4,361 square feet which is below the maximum FAR. The criterion is met.

34.030 ACCESSORY DWELLING UNITS (ADUs)

A. *An accessory dwelling unit (ADU) may be allowed in conjunction with an existing primary single-family dwelling by conversion of existing space inside the primary dwelling; by means of an addition to an existing dwelling; by means of an addition as an accessory structure; or by converting or adding to an existing accessory structure, such as a garage, on the same lot with an existing primary dwelling, when the following conditions are met:*

1. *One off-street parking space for the ADU shall be provided in addition to the required parking for the primary dwelling except in those cases where the abutting street has a paved width of 28 feet or more and allows on-street parking.*
2. *Public services can serve both dwelling units.*

3. *The number of occupants is limited to no more than one family as defined by the Community Development Code.*
4. *The ADU does not exceed one bedroom and has an area between 250 and 1,000 square feet. If the ADU is located in an accessory structure, then it shall not exceed 30 percent of the gross square footage of the primary dwelling, except that an ADU may be a minimum of 250 square feet in size regardless of the size of the primary dwelling. No more than one ADU is allowed.*
5. *The ADU is in conformance with the setback and lot coverage requirements of the underlying zone.*
6. *The following minimum area standards shall be met: 1 person – 250 square feet/2 persons – 500 square feet*
7. *Existing accessory structures such as large workshops, offices, garages, etc., constructed prior to January 2000, that exceed dimensional standards prescribed above for ADUs may be converted into ADUs in the future so long as the occupied or inhabited area is restricted to less than 1,000 square feet. Existing structures are not required to meet the design standards of subsections (B) (1) through (9) of this section, but shall conform to them to the greatest extent feasible.*

Staff Finding 7: Single family homes and ADU's are required to have a minimum of one off street parking space each. The existing house already has five paved off street parking spaces which exceed the required two spaces for the house and ADU combined. Thus, the criteria is met.

Regarding public services, the ADU will be served by the extension of utilities from the principal residence. Per the City Building Department, the house is currently served by a private 5/8ths inch water meter which must be upgraded to ¾ inch, depending on the fixture count. The private sanitary sewer line will need to be upgraded from three inches to a four inch line. These upgrades will need to be completed prior to issuance of an occupancy permit per condition of approval 4.

There is a public six inch water line plus a public sanitary sewer line adjacent to the property in Volpp Street right of way which provides sufficient water supply and sanitary sewer capacity.

The ADU will have one bedroom and comprises 996 square feet which is within the allowable 250-1,000 square foot range.

The ADU meets the dimensional and setback standards of the underlying R-10 zone (see Finding No. 3). This ADU is a new structure and therefore the provisions of (A) (7) do not apply. The criteria are met.

B. Design standards for both attached and detached ADUs are as follows:

1. *Exterior finish materials. The exterior finish material must be the same, or visually match in type, size, and placement, the exterior finish material of the primary dwelling.*
2. *Roof pitch. The roof pitch must be the same as the predominant roof pitch of the primary dwelling.*
3. *Trim. Trim on edges of elements on the addition must be the same in type, size, and location as the trim used on the rest of the primary dwelling.*
4. *Windows. Windows must match those in the primary dwelling in proportion (relationship of width to height). Second-floor windows on the ADU should be placed and sized so as to achieve a reasonable amount of privacy for the abutting property owner(s).*
5. *Eaves. Eaves must project from the building walls the same distance as the eaves on the rest of the primary dwelling.*
6. *Setbacks. The detached ADU shall be at least 10 feet behind the front building line of the primary dwelling so as to maintain the primary status of the single-family home. The only exception allowed shall be for an ADU which is located above a detached garage, in which case, the setback of the ADU may be the same as that of the garage below.*
7. *Height. The maximum height allowed for a detached ADU is 18 feet (as measured using Building Codes methodology). Attached ADUs may be higher than 18 feet, but cannot exceed the height of the existing primary dwelling.*
8. *The main exterior entrance of the ADU shall be located on either the rear or side of the ADU so that the main entrance to the primary dwelling will not be in competition with the entrance to the ADU.*
9. *Exterior stairs serving the ADU shall not face the front property line. (Ord. 1463, 2000)*

Staff Finding 8: The principal structure/house is single storied with an exterior finish of Z-brick and wood or facsimile siding. The ADU has similar scale with have wood facsimile siding. The roof of the principal structure/house and ADU have a similar low pitch.

The windows of the ADU are “one over ones” similar to the principal structure/house. The ADU has eaves similar to the principal structure/house. The ADU will be 24 feet from the nearest property line which ensures that the three foot eave setback will be satisfied. The ADU will be behind the principal structure/house. The ADU is 14 feet tall which meets the 18 foot limit. The door to the ADU will face 8th Street and will not compete with the entry to the principal structure/house which faces Volpp Street. Exterior stairs on the ADU are not oriented towards Volpp Street (the front property line). The criteria are met.

CHAPTER 27, FLOOD MANAGEMENT AREAS

27.060 Approval Criteria

A. Development, excavation, and fill shall be performed in a manner to maintain or increase flood storage and conveyance capacity and not increase design flood elevations.

Staff Finding 9: The proposed ADU will have finished floor elevations more than one foot above the base flood elevation of 75.1 feet as required by the CDC 27.080.(A). The foundations for the proposed ADU are below the BFE. The perimeter skirting will contain the required openings/louvers to allow for the conveyance of floodwater and to equalize hydrostatic flood force on the exterior walls. The applicant has provided engineered foundation plans. The Engineer's plan must be modified to declare that the openings will be equipped with screens, louvers or other covers that allow for the automatic entry and exit of floodwaters per Condition of Approval 4. The proposal is not expected to have any impact on the flood storage capacity or increase design flood elevations (see PD-4 Applicant's Submittal). This criterion is met by condition (COA 4). Please see also Staff Findings 15 and 16.

B. No net fill increase in any floodplain is allowed. All fill placed in a floodplain shall be balanced with an equal amount of soil material removal. Excavation areas shall not exceed fill areas by more than 50 percent of the square footage. Any excavation below the ordinary high water line shall not count toward compensating for fill.

Staff Finding 10: The fill amount will be very small since the "fill" comprises the perimeter skirting and the 15 concrete block bearing points. This criteria is satisfied by the condition of approval 2 that the applicant's engineer provide a written "no rise" determination.

C. Excavation to balance a fill shall be located on the same lot or parcel as the fill unless it is not reasonable or practicable to do so. In such cases, the excavation shall be located in the same drainage basin and as close as possible to the fill site, so long as the proposed excavation and fill will not increase flood impacts for surrounding properties as determined through hydrologic and hydraulic analysis.

Staff Finding 11: The applicant shall provide a written "no rise" determination that confirms that adequate venting ("one for one") equalizes flood levels. Thus, encroachment into the floodway fringe will not result in a significant increase in the flood levels. This criterion is met by condition of approval 2.

(...)

F. Prohibit encroachments, including fill, new construction, substantial improvements, and other development in floodways unless certification by a professional civil engineer licensed to practice in the State of Oregon is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

Staff Finding 12: The subject property and proposed additions are located in the Special Flood Hazard Area (100-year floodplain), but outside of the floodway. This criteria does not apply.

G. All proposed improvements to the floodplain or floodway which might impact the flood-carrying capacity of the river shall be designed by a professional civil engineer licensed to practice in the State of Oregon.

Staff Finding 13: The stamped and signed foundation plans for the ADU have been designed by Mark Ellingson, a registered professional civil engineer. This criterion is met.

27.070 Construction Materials and Methods

(...)

27.080 Residential Construction

A. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to at least one foot above the base flood elevation.

Staff Finding 14: The proposed additions will have all structural elements of the finished floor at least one foot above the base flood elevation of 75.1 feet. The applicant shall submit an Elevation Certificate showing finished construction elevations prior to occupancy. This criterion is met by condition of approval 1.

B. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be certified by either a professional civil engineer or an architect licensed to practice in the State of Oregon, and must meet or exceed the following minimum criteria:

1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

Staff Finding 15: Mark Ellingson, a registered professional civil engineer, provided stamped and signed foundation plans for the ADU. The foundation is 42' X 23'4" or 976 square feet. This translates into a requirement for a minimum of 976 square inches in openings. Mark Ellingson's sheet S-1 detail shows 14 X 8" X 14" skirting vents which yields 1,568 square inches of venting. This amount exceeds the minimum standard. The openings must be equipped with screens, louvers or other covers that allow for the automatic entry and exit of floodwaters. The criteria is met by condition of approval 2 and 3.

2. The bottom of all openings shall be no higher than one foot above grade.

Staff Finding 16: According to the engineer's foundation plans, the bottom of all openings shall be no higher than six inches above grade. This criterion is met.

(...)

Chapter 28

WILLAMETTE AND TUALATIN RIVER PROTECTION

28.110 APPROVAL CRITERIA

No application for development on property within the protection area shall be approved unless the decision-making authority finds that the following standards have been met or can be met by conditions of approval. The development shall comply with the following criteria as applicable:

A. *Development: All sites.*

1. Sites shall first be reviewed using the HCA Map to determine if the site is buildable or what portion of the site is buildable. HCAs shall be verified by the Planning Director per CDC [28.070](#) and site visit. Also, "tree canopy only" HCAs shall not constitute a development limitation and may be exempted per CDC [28.070\(A\)](#). The municipal code protection for trees and Chapters 55 and 85 CDC tree protection shall still apply.

2. HCAs shall be avoided to the greatest degree possible and development activity shall instead be directed to the areas designated "Habitat and Impact Areas Not Designated as HCAs," consistent with subsection (A) (3) of this section.

3. If the subject property contains no lands designated "Habitat and Impact Areas Not Designated as HCAs" and development within HCA land is the only option it shall be directed towards the low HCA areas first, then medium HCA areas and then to high HCA as the last choice. The goal is to, at best, avoid or, at least, minimize disturbance of the HCAs. (Water-dependent uses are exempt from this provision.)

4. All development, including exempted activities of CDC [28.040](#), shall have approved erosion control measures per Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, in place prior to site disturbance and be subject to the requirements of CDC [32.070](#) and [32.080](#) as deemed applicable by the Planning Director.

B. *Single-family or attached residential. Development of single-family homes or attached housing shall be permitted on the following HCA designations and in the following order of preference with "a" being the most appropriate and "d" being the least appropriate:*

- a *"Habitat and Impact Areas Not Designated as HCAs"*
- b *Low HCA*
- c *Moderate HCA*
- d *High HCA*

1. Development of land classifications in "b," "c" and "d" shall not be permitted if at least a 5,000-square-foot area of buildable land ("a") exists for home construction, and associated impermeable surfaces (driveways, patios, etc.).

2. If 5,000 square feet of buildable land ("a") are not available for home construction, and associated impermeable surfaces (driveways, patios, etc.) then combinations of land classifications ("a," "b" and "c") totaling a maximum of 5,000 square feet shall be used to avoid

intrusion into high HCA lands. Development shall emphasize area “a” prior to extending construction into area “b,” then “c” lands.

3. The underlying zone FAR shall also apply as well as allowable lot coverage.

4. Development may occur on legal lots and non-conforming lots of record located completely within the HCA areas or that have the majority of the lot in the HCA to the extent that the applicant has less than 5,000 square feet of non-HCA land.

Development shall disturb the minimum necessary area to allow the proposed use or activity, shall direct development to any available non-HCA lands and in any situation shall create no more than 5,000 square feet of impervious surface. (Driveways, paths, patios, etc., that are constructed of approved water-permeable materials will not count in calculating the 5,000-square-foot lot coverage.) The underlying zone FAR and allowable lot coverage shall also apply and may result in less than 5,000 square feet of lot coverage.

When only HCA land is available then the structure shall be placed as far away from the water resource area or river as possible. To facilitate this, the front setback of the structure or that side which is furthest away from the water resource or river may be reduced to a five-foot setback from the front property line without a variance. Any attached garage must provide a 20-foot by 20-foot parking pad or driveway so as to provide off-street parking exclusive of the garage. The setbacks of subsection C of this section shall still apply.

5. Driveways, paths, patios, etc., that are constructed of approved water-permeable materials will be exempt from the lot coverage calculations of subsections (B) (1) through (4) of this section and the underlying zone.

6. Table showing development allowed by land classification:

Development Allowed

Non-HCA (“a”)	Yes
Low-Medium HCA (“b” and “c”)	Yes, if less than 5,000 sq. ft. of non-HCA land available. Avoid “d.”
High HCA (“d”)	Yes, but only if less than 5,000 sq. ft. of “a,” “b” and “c” land available.
Non-conforming Structures (structures on HCA land)	Yes: vertically, laterally and/or away from river. Avoid “d” where possible.

(The underlying zone FAR and allowable lot coverage shall also apply.)

Staff Finding 17: None of this property is within an HCA. The City’s Mapoptix mapping system shows that the entire parcel is “Allow Development” or non-HCA. Therefore, this criteria does not apply.

C. *Setbacks from top of bank.*

1. *Development of single-family homes or attached housing on lands designated as "Habitat and Impact Areas Not Designated as HCAs" shall require a structural setback of 15 feet from any top of bank that represents the edge of the land designated as "Habitat and Impact Areas Not Designated as HCAs."*

(....)

Staff Finding 18: The nearest HCA will be 113 feet away, south of Volpp Street, which exceeds the required 15 foot setback. The criteria is met.

(....)

E. *Hardship provisions and non-conforming structures.*

1. *For the purpose of this chapter, non-conforming structures are existing structures whose building footprint is completely or partially on HCA lands.*

(....)

Staff finding 19: There are no HCAs on the property so there is no need for a hardship. These criteria do not apply.

F. *Access and property rights.*

1. *Private lands within the protection area shall be recognized and respected.*
2. *Where a legal public access to the river or elsewhere in the protection area exists, that legal public right shall be recognized and respected.*

(....)

Staff finding 20: The ADU site is 340 feet from the river and constitutes no impediment to access to, or along, the river. The criteria is met.

H. *Partitions, subdivisions and incentives.*

1. *When dividing a property into lots or parcels, an applicant shall verify the boundaries of the HCA on the property.*
2. *Applicant shall partition or subdivide the site so that all lots or parcels have a buildable site or envelope available for home construction located on non-HCA land or areas designated "Habitat and Impact Areas Not Designated as HCAs" per the HCA Map.*

(....)

Staff Finding 21: No subdivision or partition is proposed so this criteria is not applicable.

I. *Docks and other water-dependent structures.*

1. *Once the preference rights area is established by DSL, the property owner identifies where the water-dependent use will be located within the authorized portion of the preference rights area. The water-dependent use should be centered or in the middle of the preference rights/authorized area or meet the side yard setbacks of the underlying zone.*

(....)

Staff Finding 22: No dock is proposed so this criteria is not applicable.

L. Roads, driveways, utilities, or passive use recreation facilities. Roads, driveways, utilities, public paths, or passive use recreation facilities may be built in those portions of HCAs that include wetlands, riparian areas, and water resource areas when no other practical alternative exists but shall use water-permeable materials unless City engineering standards do not allow that. (...)

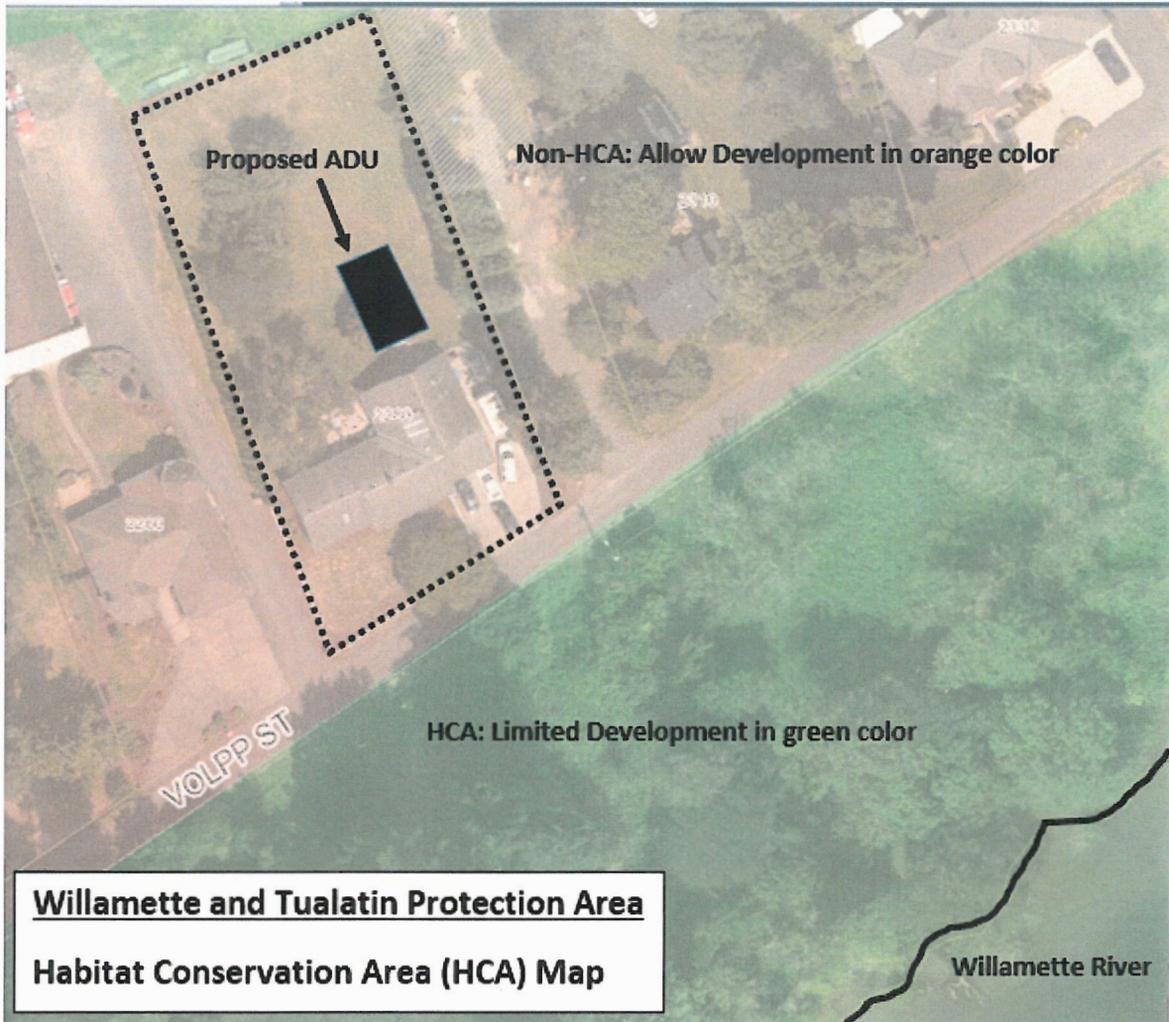
Staff Finding 23: There are no HCAs with wetlands on this ADU site so this criteria is not applicable.

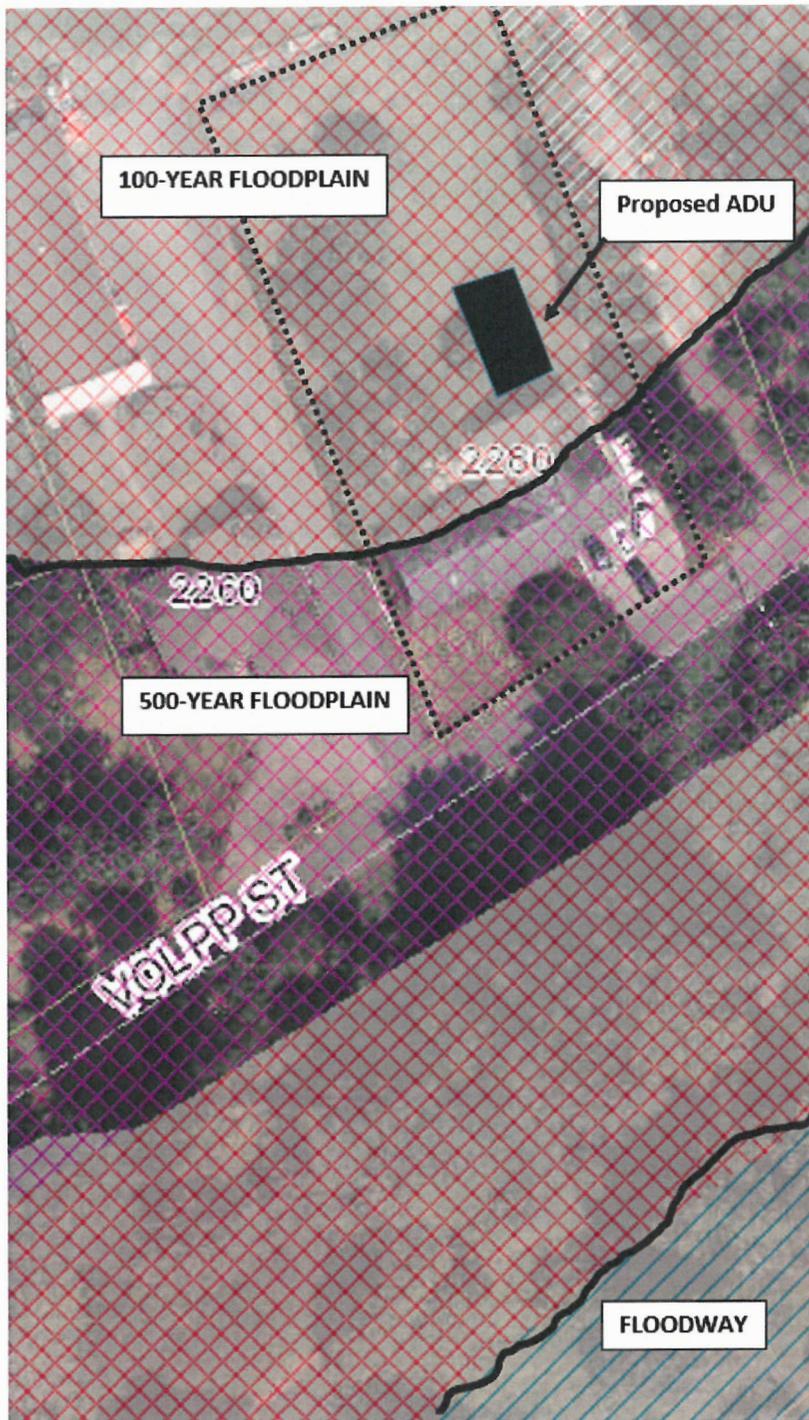
M. Structures. All buildings and structures in HCAs and riparian areas, including all exterior mechanical equipment, should be screened, colored, or surfaced so as to blend with the riparian environment. Surfaces shall be non-polished/reflective or at least expected to lose their luster within a year. In addition to the specific standards and criteria applicable to water-dependent uses (docks), all other provisions of this chapter shall apply to water dependent uses, and any structure shall be no larger than necessary to accommodate the use.

Staff Finding 24: No development is proposed within an HCA or within a riparian area so this criteria is not applicable.

N. Water-permeable materials for hardscapes.... O. Signs and graphics.... P. Lighting.... Q. Parking... R. Views.... S. Aggregate deposits.... T. Changing the landscape/grading.... U. Protect riparian and adjacent vegetation.

Staff Finding 25: All above sections relate to development in an HCA and/or adjacent to the Willamette River. The ADU site is not in an HCA and is 340 feet from the river. Therefore these criteria do not apply.





PD-1 AFFADAVIT OF NOTICE

AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. WRG-15-04 / MISC-15-07 Applicant's Name Jon Bradford
Development Name _____
Scheduled Meeting/Decision Date 12-30-15

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A **

- A. The applicant (date) 12-10-15 (signed) S. Shroyer
- B. Affected property owners (date) 12-10-15 (signed) S. Shroyer
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) 12-10-15 (signed) S. Shroyer
- E. Affected neighborhood assns. (date) 12-10-15 AU (signed) S. Shroyer
- F. All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) 12-17-15 (signed) S. Shroyer
City's website (posted date) 12-10-15 (signed) S. Shroyer

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) 12-15-15 (signed) [Signature]

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B

- A. The applicant (date) _____ (signed) _____
- B. Affected property owners (date) _____ (signed) _____
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) _____ (signed) _____

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: _____ (signed) _____

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

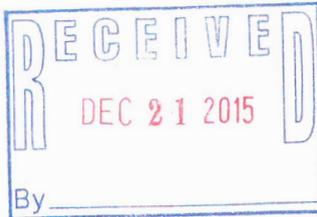
(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) 1-12-16 (signed) S. Shroyer

PD-2 NOTICE MAILING PACKET

File Copy



6605 SE Lake Road, Portland, OR 97222
PO Box 22109, Portland, OR 97269-2109
Phone: 503-684-0360 Fax: 503-620-3433
E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Clackamas, SS
I, Charlotte Allsop, being the first duly sworn,
depose and say that I am the Accounting Manager
of the *West Linn Tidings*, a newspaper of general
circulation, published at West Linn, in the
aforesaid county and state, as defined by ORS
193.010 and 193.020, that

City of West Linn
Notice of Public Hearing – File No. WRG15-04/
MISC 15-07
WLT15816040

a copy of which is hereto annexed, was published
in the entire issue of said newspaper for
1
week in the following issue:
December 17, 2015

Charlotte Allsop

Charlotte Allsop (Accounting Manager)

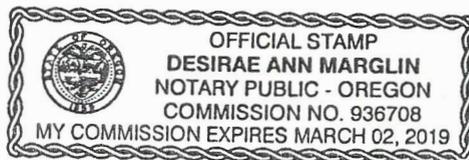
Subscribed and sworn to before me this
December 17, 2015

Desirae A Marglin

NOTARY PUBLIC FOR OREGON
My commission expires *March 02, 2019*

Acct # 146588
Attn: Shauna Shroyer
City of West Linn
22500 Salamo Road #1000
West Linn, OR 97068

Size: 2 x 6.5"
Amount Due: \$103.35*
*Please remit to the address above.



CITY OF WEST LINN NOTICE OF UPCOMING PLANNING MANAGER DECISION FILE NO. WRG-15-04/MISC-15-07

The West Linn Planning Manager is considering a request for a Willamette River Greenway permit and a Flood Management Area permit to construct an accessory dwelling unit at 2280 Volpp Street (Tax Lot 1203 of Clackamas County Assessor's Map 31E 2AC).

The decision will be based on the approval criteria in Chapters 11, 27, 28 and 34 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov/cdc>.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site <http://westlinnoregon.gov/planning/2280-volpp-street-accessory-dwelling-unit-flood-zone> or copies may be obtained for a minimal charge per page. A public hearing will not be held on this decision. Anyone wishing to present written testimony for consideration on this matter shall submit all material before 4:00 p.m. on December 30, 2015. Persons interested in party status should submit their letter along with any concerns related to the proposal by the comment deadline. For further information, please contact Peter Spir, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 723-2539, pspir@westlinnoregon.gov.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. It is important to submit all testimony in response to this notice. City Council will not accept additional evidence if there is an appeal of this proposal. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.
Publish 12/17/2015.

WLT15816040

**CITY OF WEST LINN
NOTICE OF UPCOMING
PLANNING MANAGER DECISION
FILE NO. WRG-15-04/MISC-15-07**

The West Linn Planning Manager is considering a request for a Willamette River Greenway permit and a Flood Management Area permit to construct an accessory dwelling unit at 2280 Volpp Street.

The decision will be based on the approval criteria in Chapters 11, 27, 28 and 34 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov/cdc>.

You have received this notice because County records indicate that you own property within 500 feet of this property (Tax Lot 1203 of Clackamas County Assessor's Map 31E 2AC) or as otherwise required by Chapter 99 of the CDC.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site <http://westlinnoregon.gov/planning/2280-volpp-street-accessory-dwelling-unit-flood-zone> or copies may be obtained for a minimal charge per page. A public hearing will not be held on this decision. **Anyone wishing to present written testimony for consideration on this matter shall submit all material before 4:00 p.m. on December 30, 2015. Persons interested in party status should submit their letter along with any concerns related to the proposal by the comment deadline.** For further information, please contact Peter Spir, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 723-2539, pspir@westlinnoregon.gov.

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PD-3 COMPLETENESS LETTER

Sent



CITY OF
West Linn

December 7, 2015

Jon Bradford
2280 Volpp Street
West Linn, OR 97068

SUBJECT: Completeness Determination (Re-Submittal) for Willamette and Tualatin River Protection (WRG) and Flood Management Area (FMA) permit to place a manufactured home as an Accessory Dwelling Unit at 2280 Volpp Street (FILE: WRG-15-04/MI-15-07)

Dear Jon:

On November 24, 2015, the Planning Department received the required plans and other submittal materials. This submittal fulfills the applicable requirements necessary to make a determination that **your application packet is now complete**. The City has 120 days to exhaust all local review; that period ends March 25, 2016.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Manager to render a decision on your proposal.

Staff will now prepare the public notice of the Planning Manager's decision. There will be a 20 day public notice period followed by the Planning Manager's decision. The notice should give you a better indication of expected decision date.

Please contact me at 503-723-2539, or by email at pspir@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Peter Spir

Peter Spir
Associate Planner

PD-4 APPLICANT'S SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Peter Spiv</i>	PROJECT NO(S) - <i>WA-15-05 / MI-15-07</i>	
NON-REFUNDABLE FEE(S) <i>2600-</i>	REFUNDABLE DEPOSIT(S) <i>1300-</i>	TOTAL <i>3900-</i>

type of Review (Please check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input checked="" type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input checked="" type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input checked="" type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: 2280 VOLPP STREET, WEST LINN, OREGON 97068	Assessor's Map No.: 31E02AC01203
	Tax Lot(s): 1
	Total Land Area: 24,845 sq ft

Brief Description of Proposal: INSTALLATION OF A PRE-MANUFACTURED ADU HOME BEHIND THE PRIMARY SINGLE FAMILY RESIDENCE. SEE ATTACHED DETAILED DESCRIPTION OF THE PROJECT.

Applicant Name: JON R. BRADFORD <small>(please print)</small>	Phone: 503-740-4545
Address: 2280 VOLPP STREET	Email: jbradford@dougbean.com
City State Zip: WEST LINN, OREGON 97068	

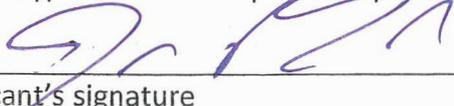
Owner Name (required): SCOTT E. BRADFORD <small>(please print)</small>	Phone: 503-757-4110
Address: 2280 VOLPP STREET	Email: scott.e.bradford@gmail.com
City State Zip: WEST LINN, OREGON 97068	

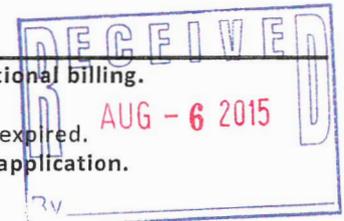
Consultant Name: N/A <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.

No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

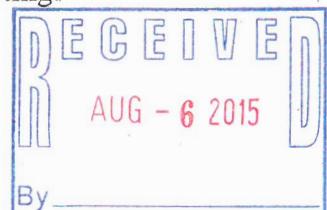
	7/31/2015		7/31/2015
Applicant's signature	Date	Owner's signature (required)	Date



DESIGN REVIEW DESCRIPTION

We are seeking design approval to install an ADU (plans attached) behind the single family residence located at 2280 Volpp Street, West Linn, Oregon 97068. Details of the proposed installation are as follows:

1. Per West Linn City Staff Notes (attached), the City records show the size of the lot to be 24,845 square feet and the gross area of the existing home to be approximately 3,365 square feet. This equates to a lot coverage of approximately 13.54%. The ADU shall be an approximately 1,000 square foot manufactured home as shown on the attached plan. Thus, the total lot coverage will be approximately 17.57%.
2. The ADU will be placed behind the existing house in the approximate location as shown on the attached plans. The placement will be in accordance with all setback requirements. The front side of the ADU (entrance) will be oriented to the east and will be a minimum of 15 feet from the east property line. The south side of the ADU will be 20 feet behind the back of the house. The existing homes front entrance is oriented to the south.
3. The house will be installed on concrete runners at a height approximately 18" above flood level.
4. The ADU exterior finish will visually match that of the existing home. The concrete runners will be covered with siding to match the ADU. The eaves of the ADU will visually match the existing home and the height will be below the maximum of 18 feet allowable under the code. The roof pitch will be the same as that of the east west orientation of the main portion of the existing house.
5. The lot is relatively flat with little or no slope. The only vegetation effected is orchard grass. No trees or other vegetation will be impacted. The lot is currently fenced.
6. As shown in the attached aerial views, in addition to the main driveway serving the existing home, there is a side driveway approximately 70 feet long affording access to the back yard and allowing parking for multiple vehicles.
7. The ADU is in keeping with the character of the surrounding houses. The six neighboring houses (3 on each side) fronting Volpp Street all have out buildings of one type or another. Some considerably larger than the proposed ADU.
8. Enclosed are pertinent pages with staff notes from the pre-application meeting.



September 15, 2015

*Received
Sept 17, 2015*

Peter Spir
Associate Planner
City Of West Linn

SUBJECT: Completeness Determination for Willamette and Tualatin River Protection (WRG) and Flood Management Area (FMA) permit to place a manufactured home as an Accessory Dwelling Unit at 2280 Volpp Street (FILE: WA-15-05)

Dear Peter:

Per your letter of August 24, 2015 (attached), enclosed you will find my responses to the criteria listed in CDC 27.050(E) (G); CDC 27.060, 27.070, 27.080, 27.110; CDC 28.110 (A) (B) (C), Also enclosed are FEMA elevation certificates for the property.

The site is more than 300 feet from the river and invisible from the river due to a 150 foot wide forested buffer/screen, thus I am requesting a waiver of all other submittal requirements and approvals as called for in WRG Chapter 28.

If you have any further questions or if any of the responses are not clear or sufficient, please let me know. If all is in order, we would appreciate an expeditious approval of our request to build the ADU, our future home. Thank you very much for your time and assistance in this process.

Sincerely,



Jon R. Bradford

27.060 APPROVAL CRITERIA

The Planning Director shall make written findings with respect to the following criteria when approving, approving with conditions, or denying an application for development in flood management areas:

A. Development, excavation, and fill shall be performed in a manner to maintain or increase flood storage and conveyance capacity and not increase design flood elevations.

The house will be placed on block piers setting on concrete runners. There will be minimal excavation only for the concrete runners which are footed at the frost line (6"). Thus, there will be no effect to flood storage and/or flood design elevations.

B. No net fill increase in any floodplain is allowed. All fill placed in a floodplain shall be balanced with an equal amount of soil material removal. Excavation areas shall not exceed fill areas by more than 50 percent of the square footage. Any excavation below the ordinary high water line shall not count toward compensating for fill.

There will be no net fill increase. There will be minimal excavation only for the concrete runners that are footed at the frost line (6").

C. Excavation to balance a fill shall be located on the same lot or parcel as the fill unless it is not reasonable or practicable to do so. In such cases, the excavation shall be located in the same drainage basin and as close as possible to the fill site, so long as the proposed excavation and fill will not increase flood impacts for surrounding properties as determined through hydrologic and hydraulic analysis.

There will be minimal excavation and no fill used, thus no effect on the flood plain.

D. Minimum finished floor elevations must be at least one foot above the design flood height or highest flood of record, whichever is higher, for new habitable structures in the flood area.

The ADU will be set and pier height adjusted so that the finished floor is at a minimum of 76.1 feet base flood elevation. If necessary/required Centerline Land Surveyors will be engaged to confirm the height.

E. Temporary fills permitted during construction shall be removed.

There will be no temporary fills during the construction.

F. Prohibit encroachments, including fill, new construction, substantial improvements, and other development in floodways unless certification by a professional civil engineer licensed to practice in the State of Oregon is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

There will be no encroachments or fill which will increase flood levels during the occurrence of the base flood discharge.

G. All proposed improvements to the floodplain or floodway which might impact the flood-carrying capacity of the river shall be designed by a professional civil engineer licensed to practice in the State of Oregon.

There is no improvement, excavation or modification that will affect the flood plain. We are simply setting a modest structure on concrete runners.

H. New culverts, stream crossings, and transportation projects shall be designed as balanced cut and fill projects or designed not to significantly raise the design flood elevation. Such projects shall be designed to minimize the area of fill in flood management areas and to minimize erosive velocities. Stream crossings shall be as close to perpendicular to the stream as practicable. Bridges shall be used instead of culverts wherever practicable.

There will be minimal excavation, no cuts, culverts or stream crossings, and no fill used, thus no effect on the flood plain.

I. Excavation and fill required for the construction of detention facilities or structures, and other facilities, such as levees, specifically shall be designed to reduce or mitigate flood impacts and improve water quality. Levees shall not be used to create vacant buildable land.

There is no detention facility, levee, or structure in the project and no impact to the flood plain.

J. The applicant shall provide evidence that all necessary permits have been obtained from those federal, State, or local governmental agencies from which prior approval is required. (Ord. 1522, 2005; Ord. 1635 § 15, 2014; Ord. 1636 § 25, 2014)

This property is in the City of west Linn. We have applied to the City of West Linn, and know of no other required permits for the installation of this ADU.

27.070 CONSTRUCTION MATERIALS AND METHODS

A. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage using methods and practices that minimize flood damage.

The factory built home is built to all current code requirements and features the highest quality construction materials and is energy efficient. There will be hard surface floors throughout.

B. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

All systems will be installed per code so as to minimize or prevent water damage especially in the event of flooding. HVAC equipment will be elevated so as to be above flood zone level.

C. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

All water supply will be installed per code and connected to the main house system.

D. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.

All sanitary sewage systems will be installed per code and connected to the main house system.

E. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

At this time there are no plans for an onsite waste disposal system.

F. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

The ADU will be anchored per code.

27.080 RESIDENTIAL CONSTRUCTION

A. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to at least one foot above the base flood elevation.

The ADU will be set and pier height adjusted so that the finished floor is at a minimum of one foot above flood level or approximately 76.1 feet base flood elevation. If necessary/required Centerline Land Surveyors will be engaged to confirm the height.

B. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be certified by either a professional civil engineer or an architect licensed to practice in the State of Oregon, and must meet or exceed the following minimum criteria:

1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

The ADU (set at least 1 foot above flood level) is set on piers on concrete runner pads. Thus, any flood waters will have a clear path of flow under the structure. Any skirting will have openings which will exceed code requirements by at least two times.

2. The bottom of all openings shall be no higher than one foot above grade.

The skirting openings will be no more than 6" above ground level.

3. Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry or exit of floodwaters.

Openings will be screened.

4. Fully enclosed areas below the base flood elevation shall only be used for parking, access, and limited storage.

There will be no storage or parking below the ADU.

5. Service equipment (e.g., furnaces, water heaters, washer/dryers, etc.) is not permitted below the base flood elevation.

All equipment will be at least one foot above flood plain.

6. All walls, floors, and ceiling materials located below the base flood elevation must be unfinished and constructed of materials resistant to flood damage.

There will be no walls, floors or ceilings located below base flood elevation.

C. Crawlspaces. Crawlspaces are a commonly used method of elevating buildings in special flood hazard areas (SFHAs) to or above the base flood elevation (BFE), and are allowed subject to the following requirements:

1. The building is subject to the Flood-Resistant Construction provisions of the Oregon Residential Specialty Code.

The ADU will comply with the code.

2. They shall be designed by a professional engineer or architect licensed to practice in the State of Oregon to meet the standards contained in the most current Federal Emergency Management Agency's (FEMA) Technical Bulletin.

The ADU will be designed by a licensed professional to meet all code requirements.

3. The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

The ADU will be anchored per code requirements.

4. Flood vent openings shall be provided on at least two sides that equalize *hydrostatic* pressures by allowing for the automatic entry and exit of floodwaters. The total area of the flood vent openings must be no less than one square inch for each square foot of enclosed area. The bottom of each flood vent opening can be no more than one foot above the lowest

adjacent exterior grade. For guidance on flood openings, see FEMA Technical Bulletin 1-93, Openings in Foundation Walls.

The ADU (set at least 1 foot above flood level) is set on piers on concrete runner pads. Thus, any flood waters will have a clear path of flow under the structure. Any skirting will have openings which will exceed code requirements by at least two times.

5. Portions of the building below the BFE must be constructed with materials resistant to flood damage. This includes not only the foundation walls (studs and sheathing), but also any joists, insulation, or other materials that extend below the BFE. For more detailed guidance on flood-resistant materials see FEMA Technical Bulletin 2-93, Flood-Resistant Materials Requirements.

The lowest level of the ADU will be at least one foot above BFE. The ADU will be set on and anchored to concrete runners and CMU piers.

6. Utility systems within the crawlspace must be elevated above BFE or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular, must either be placed above the BFE or sealed from floodwaters. For further guidance on the placement of building utility systems in crawlspaces, see FEMA 348, Protecting Building Utilities From Flood Damage. Flood-resistant materials and utilities, access, and ventilation openings in crawlspaces are further addressed in this bulletin.

All systems will be above the BFE.

7. The interior grade of a crawlspace below the BFE must not be more than two feet below the lowest adjacent exterior grade (LAG).

The lot is basically flat. The interior grade of the crawlspace will be at ground level.

8. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall, must not exceed four feet at any point. This limitation will also prevent these crawlspaces from being converted into habitable spaces.

The height will not exceed four feet at any point.

9. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. Possible options include natural drainage through porous, well-drained soils and drainage systems such as low-point drains, perforated pipes, drainage tiles, or gravel or crushed stone drainage by gravity.

The natural drainage through the soil along with a minimal slope of the ground will facilitate the removal of any potential floodwater.

10. The velocity of floodwaters at the site should not exceed five feet per second for any crawlspace. For velocities in excess of five feet per second, other foundation types should be used.

As demonstrated by the 1996 flood, the site meets this requirement.

11. For more detailed information refer to FEMA Technical Bulletin 11-01 or the most current edition.

12. The use of below-grade crawlspaces to elevate the building to one foot above the BFE may cause an increase in flood insurance premiums, which are beyond the control of the City.

D. A poured slab placed over fill can be used to elevate the lowest floor of a structure above the base flood elevation. However, when a building site is filled, it is still in the floodplain and no basements are permitted.

There will be no basement.

E. Placing a structure on piers, piles, and posts is allowed provided supporting members are designed to resist hydrostatic and hydrodynamic forces. (Ord. 1565, 2008)

All concrete runners and piers will be installed per code.

28.110 APPROVAL CRITERIA

No application for development on property within the protection area shall be approved unless the decision-making authority finds that the following standards have been met or can be met by conditions of approval. The development shall comply with the following criteria as applicable:

A. Development: All sites.

1. Sites shall first be reviewed using the HCA Map to determine if the site is buildable or what portion of the site is buildable. HCAs shall be verified by the Planning Director per CDC 28.070 and site visit. Also, "tree canopy only" HCAs shall not constitute a development limitation and may be exempted per CDC 28.070(A). The municipal code protection for trees and Chapters 55 and 85 CDC tree protection shall still apply.

The HCA Map was reviewed and this site is buildable. No trees will be effected by the installation of the ADU.

2. HCAs shall be avoided to the greatest degree possible and development activity shall instead be directed to the areas designated "Habitat and Impact Areas Not Designated as HCAs," consistent with subsection (A) (3) of this section.

This site is not in an HCA designated area.

3. If the subject property contains no lands designated "Habitat and Impact Areas Not Designated as HCAs" and development within HCA land is the only option it shall be directed towards the low HCA areas first, then medium HCA areas and then to high HCA as the last choice. The goal is to, at best, avoid or, at least, minimize disturbance of the HCAs. (Water-dependent uses are exempt from this provision.)

This site is not in an HCA designated area. No HCA's will be impacted.

4. All development, including exempted activities of CDC 28.040, shall have approved erosion control measures per Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, in place prior to site disturbance and be subject to the requirements of CDC 32.070 and 32.080 as deemed applicable by the Planning Director.

All required erosion control measures will be implemented.

B. Single-family or attached residential. Development of single-family homes or attached housing shall be permitted on the following HCA designations and in the following order of preference with "a" being the most appropriate and "d" being the least appropriate:

This site is not in an HCA designated area.

A "Habitat and Impact Areas Not Designated as HCAs"

B Low HCA

C Moderate HCA

D High HCA

1. Development of land classifications in "b," "c" and "d" shall not be permitted if at least a 5,000-square-foot area of buildable land ("a") exists for home construction, and associated impermeable surfaces (driveways, patios, etc.).

2. If 5,000 square feet of buildable land ("a") are not available for home construction, and associated impermeable surfaces (driveways, patios, etc.) then combinations of land classifications ("a," "b" and "c") totaling a maximum of 5,000 square feet shall be used to avoid intrusion into high HCA lands. Development shall emphasize area "a" prior to extending construction into area "b," then "c" lands.

This site is not in an HCA designated area. There is more than 5,000 square feet of buildable land.

3. The underlying zone FAR shall also apply as well as allowable lot coverage.

This site is not in an HCA designated area.

4. Development may occur on legal lots and non-conforming lots of record located completely within the HCA areas or that have the majority of the lot in the HCA to the extent that the applicant has less than 5,000 square feet of non-HCA land.

This site is not in an HCA designated area.

Development shall disturb the minimum necessary area to allow the proposed use or activity, shall direct development to any available non-HCA lands and in any situation shall create no more than 5,000 square feet of impervious surface. (Driveways, paths, patios, etc., that are constructed of approved water-permeable materials will not count in calculating the 5,000-square-foot lot coverage.) The underlying zone FAR and allowable lot coverage shall also apply and may result in less than 5,000 square feet of lot coverage.

When only HCA land is available then the structure shall be placed as far away from the water resource area or river as possible. To facilitate this, the front setback of the structure or that side which is furthest away from the water resource or river may be reduced to a five-foot setback from the front property line without a variance. Any attached garage must provide a 20-foot by 20-foot parking pad or driveway so as to provide off-street parking exclusive of the garage. The setbacks of subsection C of this section shall still apply.

5. Driveways, paths, patios, etc., that are constructed of approved water-permeable materials will be exempt from the lot coverage calculations of subsections (B)(1) through (4) of this section and the underlying zone.

There are no new driveways or paths.

6. Table showing development allowed by land classification:

This site is not in an HCA designated area.

	Development Allowed
Non-HCA ("a")	Yes
Low-Medium HCA ("b" and "c")	Yes, if less than 5,000 sq. ft. of non-HCA land available. Avoid "d."
High HCA ("d")	Yes, but only if less than 5,000 sq. ft. of "a," "b" and "c" land available.
Non-conforming Structures (structures on HCA land)	Yes: vertically, laterally and/or away from river. Avoid "d" where possible.

(The underlying zone FAR and allowable lot coverage shall also apply.)

C. Setbacks from top of bank.

1. Development of single-family homes or attached housing on lands designated as "Habitat and Impact Areas Not Designated as HCAs" shall require a structural setback of 15 feet from any top of bank that represents the edge of the land designated as "Habitat and Impact Areas Not Designated as HCAs."

There are no banks. The site is relatively flat with minimal slope.

2. At-grade water-permeable patios or decks within 30 inches of grade may encroach into that setback but must keep five feet from top of bank and cannot cantilever over the top of bank or into the five-foot setback area.

There are no patios or decks.

3. For properties that lack a distinct top of bank the applicant shall identify the boundary of the area designated as "Habitat and Impact Areas Not Designated as HCAs" which is closest to the river. A structural setback of 15 feet is required from that boundary line. That 15-foot measurement extends from the boundary line away from the river. At-grade water-permeable patios or decks within 30 inches of grade may encroach into that setback 10 feet but must keep five feet from the boundary and cannot cantilever into the five-foot setback area. For vacant lots of record that comprise no lands with "Habitat and Impact Areas Not Designated as HCAs" designation or insufficient lands with those designations so that the above setbacks cannot be met, the house shall be set back as far from river as possible to accommodate house as part of the allowed 5,000 square feet of impermeable surfaces.

The ADU is more than 300 feet from the river bank.

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name Jon Bradford		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2280 Volpp Street		Company NAIC Number:
City West Linn	State OR	ZIP Code 97068
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Part of Tracts D&E, Blk 19, Willamette & Tualatin Tracts - R31E 02AC 01203		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential		
A5. Latitude/Longitude: Lat. N 45°20'28.99" Long. W 122°38'42.90"		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number 9		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) 2,277 sq ft		a) Square footage of attached garage 520 sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 21		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A8.b 2,688 sq in		c) Total net area of flood openings in A9.b 0 sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number West Linn 410024		B2. County Name Clackamas		B3. State Oregon	
B4. Map/Panel Number 41005C0259	B5. Suffix D	B6. FIRM Index Date 06/17/2008	B7. FIRM Panel Effective/Revised Date 06/07/2008	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 75.1
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ / _____ / _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: OC 025 Vertical Datum: NAVD 1988	
Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>74 . 28</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>76 . 03</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>75 . 36</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>75 . 36</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>74 . 49</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>75 . 43</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>N/A</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION				SIGNED ON: 8-2-2014
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.				
<input checked="" type="checkbox"/> Check here if comments are provided on back of form.		Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Check here if attachments.				
Certifier's Name James B. Brown		License Number PLS 60379		
Title Professional Land Surveyor		Company Name Centerline Concepts Land Surveying, Inc.		
Address 729 Molalla Avenue, Suite 2		City Oregon City	State OR	ZIP Code 97045
Signature 		Date 06/03/2014	Telephone (503) 650-0188	

REGISTERED PROFESSIONAL LAND SURVEYOR

PLACE SEAL

OREGON
 NOVEMBER 30, 2007
JAMES BURTON BROWN
60379

ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2280 Volpp Street			Policy Number:
City West Linn	State OR	ZIP Code 97068	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments The elevation shown in C2. e) was taken at the base of the air conditioning unit, at the time of this certificate the air conditioner was the lowest machinery serving the building.

Signature  Date 06/06/2014

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name _____

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	

Comments _____ Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ feet meters Datum _____

G10. Community's design flood elevation: _____ . _____ feet meters Datum _____

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____

Comments _____ Check here if attachments.

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name Jon Bradford		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or R.O. Route and Box No. 2280 Volpp Street		Company NAIC Number:
City West Linn	State OR	ZIP Code 97068
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Part of Tracts D&E, Blk 19, Willamette & Tualatin Tracts - R31E 02AC 01203		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential		
A5. Latitude/Longitude: Lat. N 45°20'28.99" Long. W 122°38'42.90" Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number _____		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) _____ sq ft		a) Square footage of attached garage _____ sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A8.b _____ sq in		c) Total net area of flood openings in A9.b _____ sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number West Linn 410024			B2. County Name Clackamas		B3. State Oregon	
B4. Map/Panel Number 41005C0259	B5. Suffix D	B6. FIRM Index Date 06/17/2008	B7. FIRM Panel Effective/Revised Date 06/07/2008	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 75.1	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ / _____ / _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input checked="" type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: OC 025 Vertical Datum: NAVD 1988	
Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor _____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only) _____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab) _____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG) 73.9	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG) 74.8	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION				
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.				
<input checked="" type="checkbox"/> Check here if comments are provided on back of form.		Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Check here if attachments.				
Certifier's Name James B. Brown	License Number PLS 60379		SIGNED ON: <u>7-7-2014</u> 	
Title Professional Land Surveyor	Company Name Centerline Concepts Land Surveying, Inc.			
Address 729 Molalla Avenue, Suite 2	City Oregon City	State OR		ZIP Code 97045
Signature 	Date 07/07/2014	Telephone (503) 650-0188		
VALID THROUGH DECEMBER 31, 2015 Replaces all previous editions.				

ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or R.O. Route and Box No. 2280 Volpp Street			Policy Number:
City West Linn	State OR	ZIP Code 97068	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments The elevations shown were taken for building option #1

Signature



Date 07/07/2014

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ . _____ feet meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

Check here if attachments.



2280 Volpp St, West Linn, OR 97068, USA

Google earth

©2014 Google

Google earth

feet
meters



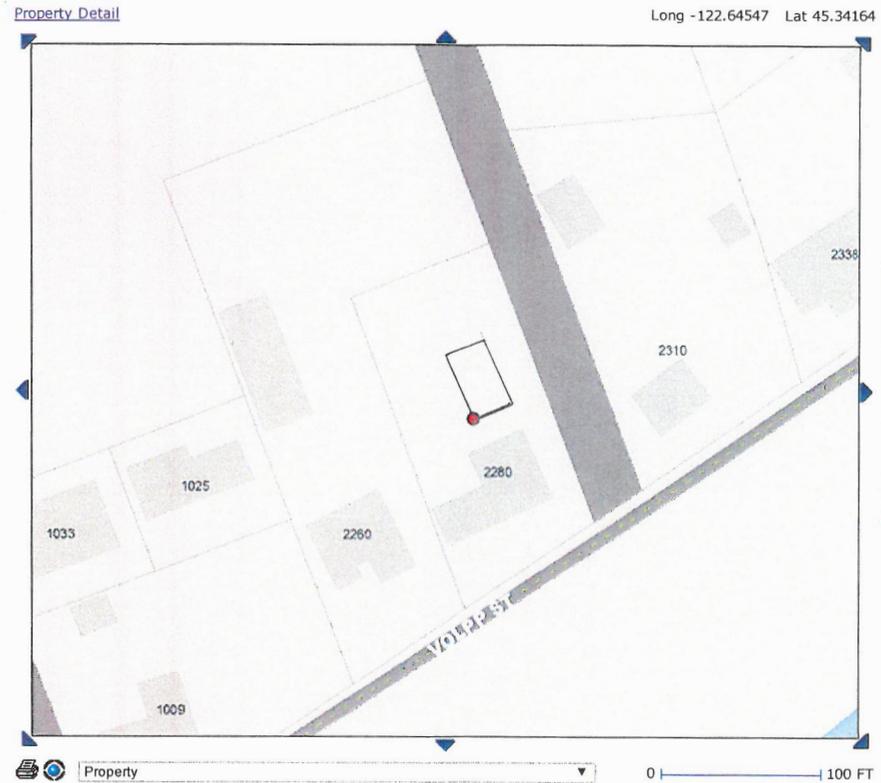


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Google earth

Google earth





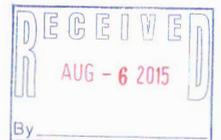
City of Portland, Corporate GIS

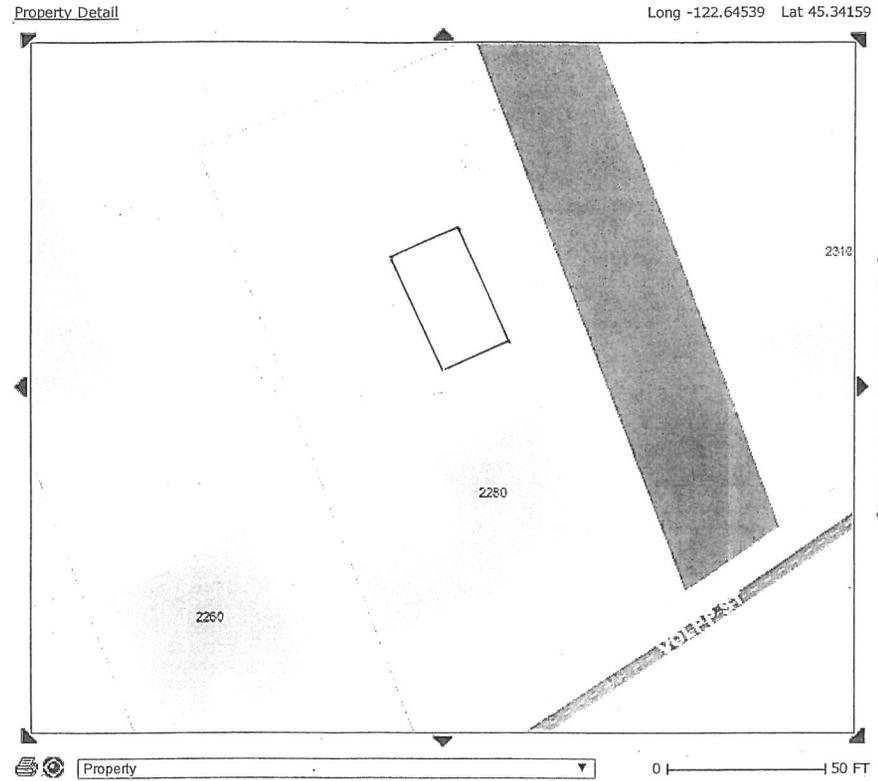
8/1/2015

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER FOR UPDATED INFORMATION ABOUT THE MAP DATA ON PORTLANDMAPS PLEASE REFER TO CITY'S METADATA FOR QUESTIONS ABOUT ASSESSMENT INFORMATION PLEASE CONTACT THE COUNTY ASSESSORS OFFICE IN YOUR COUNTY.

[Address](#) | [Mapping](#) | [Advanced](#) | [Google Earth](#) | [Help](#) | [About](#)

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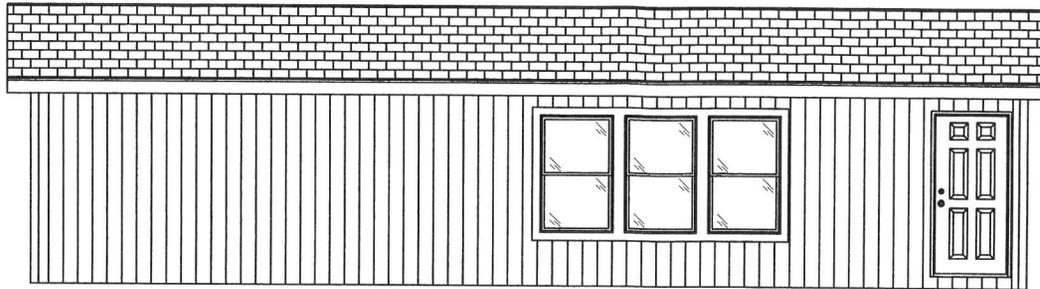




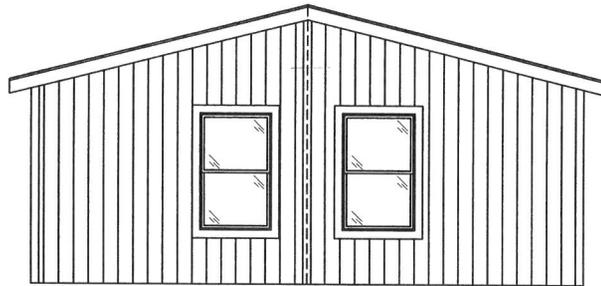
City of Portland, Corporate GIS

8/1/2011

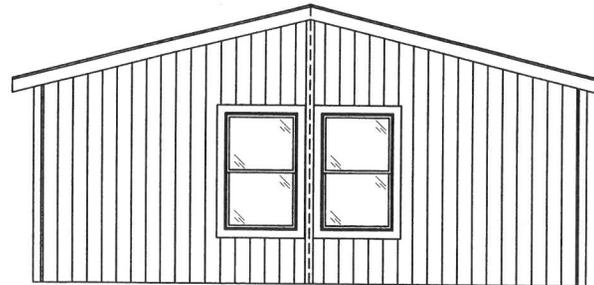
THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR



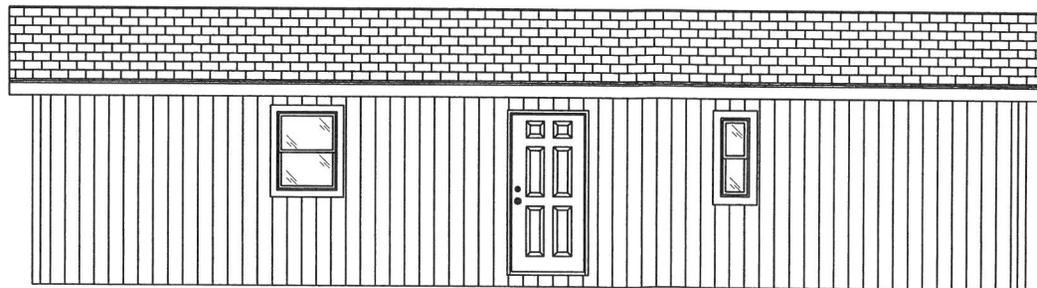
Front View



Left View



Right View



Rear View



Palm
Harbor
Homes

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Plant: 20-Millersburg
Location: 20-Millersburg
Customer: Bradford

Drawn By:
Date: 6-23-15

Series: 400

Model Number: 4L44S66-AD24442B

Page Number:
Designation:

ELEVATION

Rev. By: -
Revision: -

Approvals

P.E.

3rd Party:

SER#



Palm Harbor Homes

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Plant Location: 20-Millersburg

Customer: Bradford

Drawn By:

Date: 6-23-15

Series: 400

Model Number: 4L44S66-AD24442B

Page Number:

Designation:

FLOOR PLAN

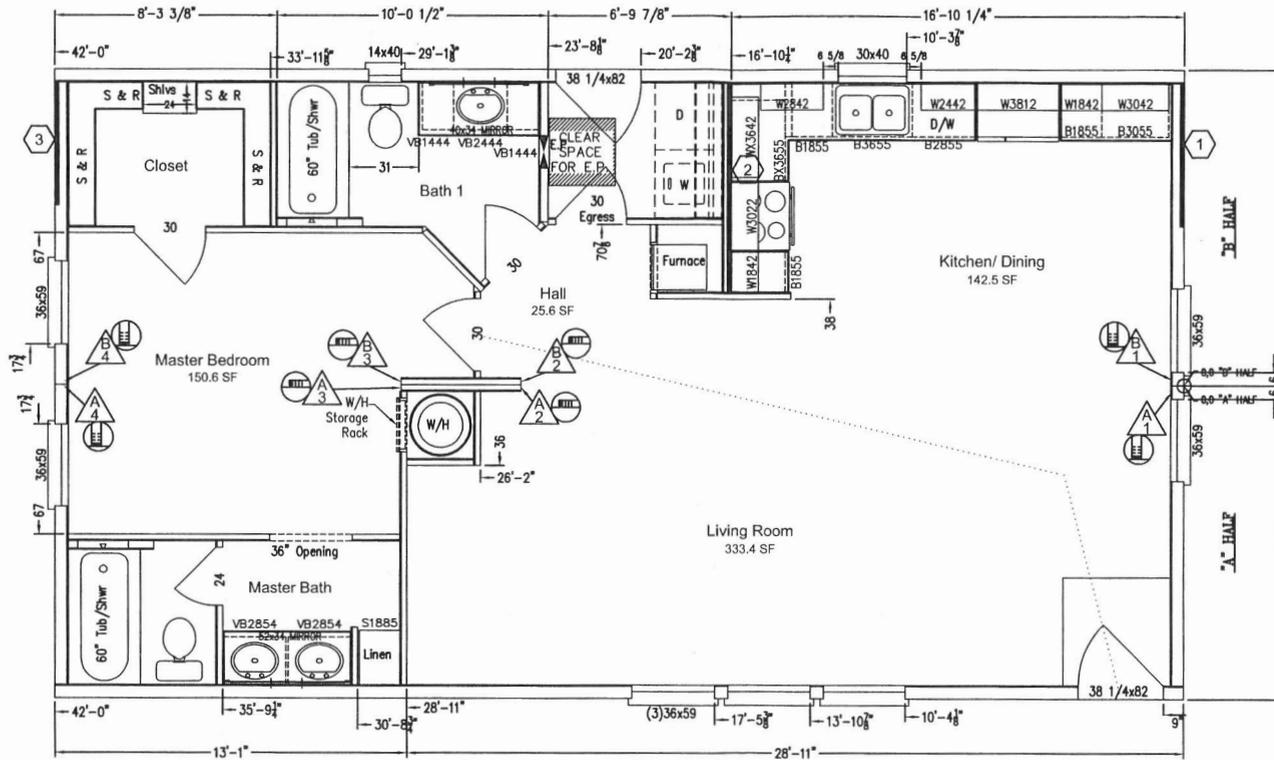
Rev. By: -
Revision: -

Approvals

P.E.

3rd Party:

SER#



△ Column Requirements

Stud Length: 111 - 2x3 @ 16 O/C, #2 SPF
Marriage Wall Height: 113.900
Floor Width: 140

Version: 1.0
Wind Zone: 1
Exposure: C

Floor Dead Load: 11
Roof Dead Load: 15
Roof Live Load: 30

No.	Add'l Joist	31 GA. Strap	Tab Span	Max. Stretch	Type	Stud # & Size	Block	Column Load
1	T	N/A	2 24'-2"	0"	1	1-2x6	N	3347
1	B	N/A	2 24'-2"	0"	1	1-2x6	N	3347
2	T	N/A	2 24'-2"	0"	2	5-2x3	N	3347
2	B	N/A	2 24'-2"	0"	2	5-2x3	N	3347
3	T	N/A	1 12'-5"	0"	2	3-2x3	N	1805
3	B	N/A	1 12'-5"	0"	2	3-2x3	N	1805
4	T	N/A	1 12'-5"	0"	1	1-2x6	N	1805
4	B	N/A	1 12'-5"	0"	1	1-2x6	N	1805

Max. Egress Dist. From:
Master Bedroom To Exit: 31'-0"

⬡ Shear Wall Requirements (HSWC)

STD Joists: 2x6 @ 16 O/C, #2 SPF
Sidewall Height: 89.900"
Floor Width: 140.00"

No.	Avail Length	DSV PLF	Min. Length	Fasteners Per LF Floor	o/c Ceil'g	# of Joists	Tab Span	Max. Stretch	AVE Span	Cant. Span	Total Free End	Add'l Fixed End
1	91	100	64"	2	3"	1	16'-4"	0"	0"	0"	1.0"	0.0"
2	93	150	93"	2	4 3/4"	2	41'-0"	0"	0"	0"	1.0"	0.0"
3	79	150	55"	3	3"	2	24'-4"	0"	0"	0"	1.0"	0.0"

Default Attribute Value
Roof Pitch: 3/12
Wind Load: 15 PSF
SW Joist: #2 SPF

** = Use Single Joist with Block(s)

NOTE: ALL WINDOW HEADERS ARE TO BE 80" FROM FLOOR
(CRIPPLE LENGTH BELOW-36X59=18"/46X40=37")

(R.A.S.=PA-20-DS-1)
Living Space 980 Sq.Ft.

CFM DIST = 938
A/C = 2.5 TON UNIT

1 SET WALL BACK 1/2"

(R.A.G. ABOVE BEDROOM DOORS)
(VENTILAIRE III)



Palm
Harbor
Homes

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Plant Location: 20-Millersburg

Customer: Bradford

Drawn By:

Date: 6-23-15

Series: 400

Model Number: 4L44S66-AD24442B

Page Number:

Designation:

UTILITY DROPS

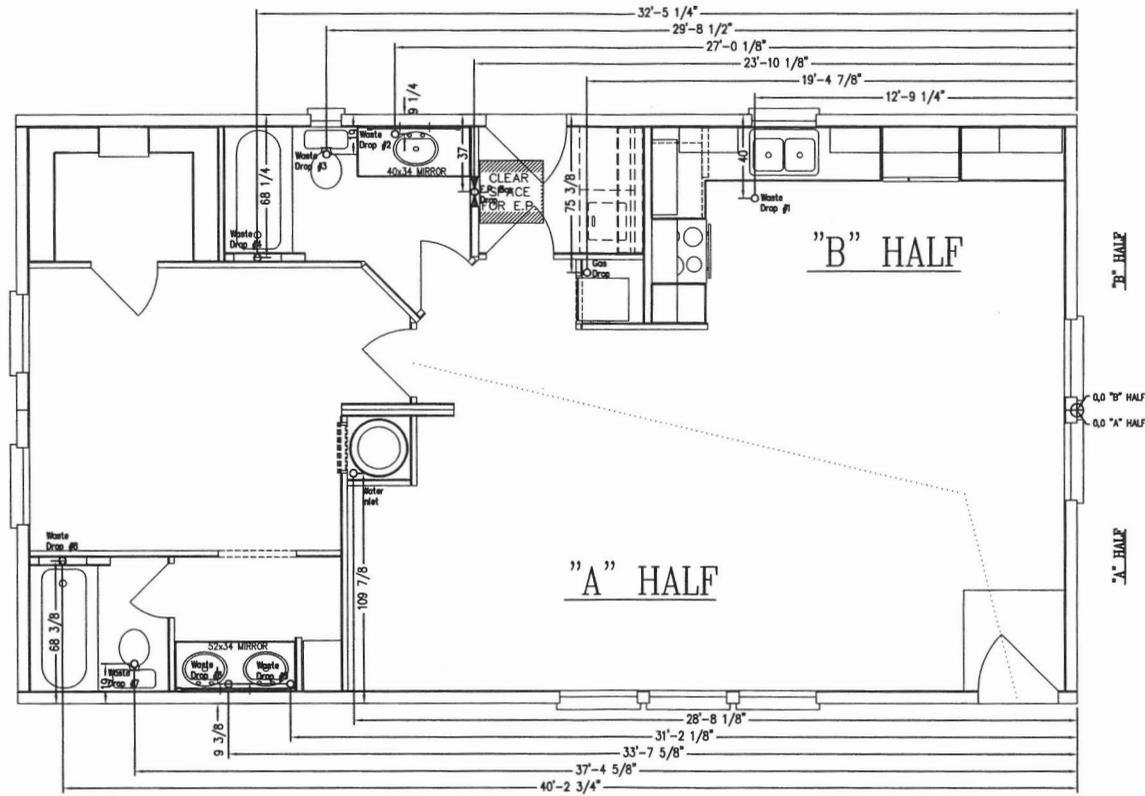
Rev. By: --
Revision: --

Approvals

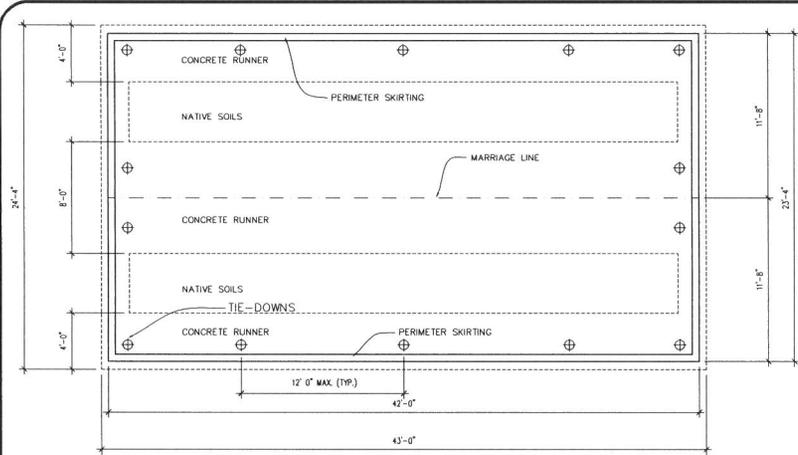
P.E.

3rd Party:

SER#

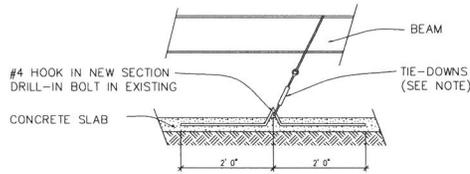


UTILITY LOCATIONS
SET-UP MANUAL SUPPLEMENT



FOUNDATION PLAN

SCALE 1/4"=1'-0"



"TIE-DOWN" DETAIL

FLOOD NOTES:

1. ALL ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR CONDITION EQUIPMENT AND OTHER SERVICE FACILITIES SHALL BE DESIGNED AND/OR OTHERWISE ELEVATED OR LOCATED SO AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING FLOODING.
2. ANY RESIDENTIAL STRUCTURE SHALL HAVE THE LOWEST FLOOR ELEVATED TO AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION.
3. FULLY ENCLOSED AREAS BELOW THE LOWEST FLOOR THAT ARE SUBJECT TO FLOODING SHALL BE DESIGNED TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES.
4. THE BOTTOM OF ALL VENTING SHALL BE HIGHER THEN 6" ABOVE FINISH GRADE.

GENERAL NOTES:

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE IRC ONE & TWO FAMILY DWELLING CODE AND ANY APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ENGINEER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

FOUNDATION NOTES:

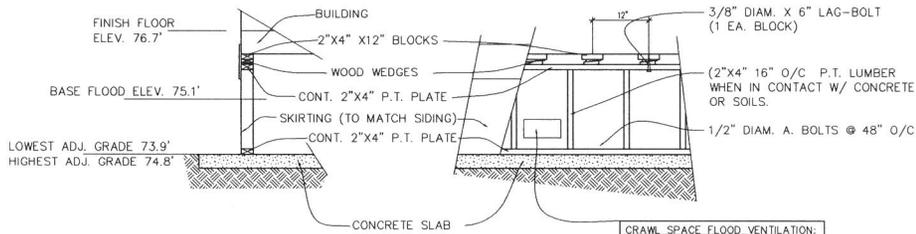
1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
3. CONCRETE: - MIX AND 28 DAY STRENGTH OF CONCRETE OF 2,500 PSI
4. REINFORCING STEEL TO BE A-615 GRADE 60.
5. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.

FRAMING NOTES:

1. ALL METAL CONNECTIONS TO BE "SIMPSON" OR EQUIVALENT. U.N.O.
2. LUMBER SPECS:

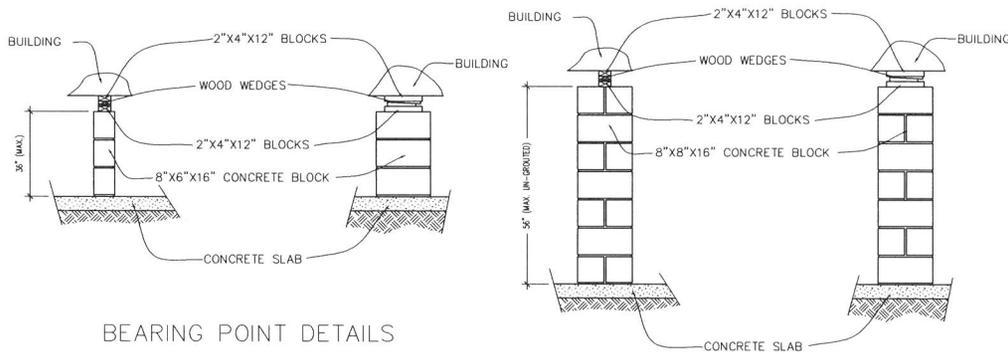
A. SILL, PLATES, BLOCKING BRIDGING ETC.	NO. 3 DOUGLAS FIR STUD GRADE B.F. 7/16" O.S.B.
B. STUDS	
C. PLYWOOD SHEATHING	
3. NAILING SCHEDULE:

TOP PL. TO STUDS	2-16d	END NAIL
STUD TO SOLE PL.	4-8d OR	TOE NAIL OR
	2-16d	END NAIL
DOUBLE STUDS	16d @ 16" O.C.	FACE NAIL
DOUBLE TOP PL.	16d @ 16" O.C.	FACE NAIL
PLY WALL & ROOF SHEATHING	8d @ 6" O.C.	EDGE NAIL
TOP PL. AT INTERSECTIONS	8d @ 12" O.C.	FIELD NAIL
	2-16d	FACE NAIL



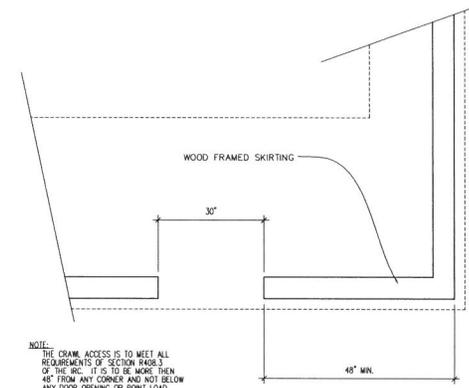
SKIRTING DETAIL

CRAWL SPACE FLOOD VENTILATION:
1 SQ. INCH PER 1 SQ. FT. OF AREA. USE (14) 8"X14" SCREENED FOUNDATION VENTS. VENTING SHALL BE ON ALL FOUR SIDES.



BEARING POINT DETAILS

BEARING POINT DETAILS



NOTE:
THE CRAWL ACCESS IS TO MEET ALL REQUIREMENTS OF SECTION R403.3 OF THE IRC. IT IS TO BE MORE THEN 48" FROM ANY CORNER AND NOT BELOW ANY DOOR OPENING OR POINT LOAD.

CRAWL ACCESS DETAIL



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DRAWN: MSE
CHECKED: MSE
JOB: 15-722
SHEET

DATE: 11-24-15
SCALE: VARIES
S-1